




McEwan Fraser Legal
Solicitors & Estate Agents
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67 Greenlaw Crescent

PAISLEY, RENFREWSHIRE, PA1 3RS

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LOCATION

67 Greenlaw Crescent is situated in a popular pocket of Paisley. There are a variety of local amenities and supermarkets within easy reach and Braehead Shopping Centre and Silverburn are also within reach.

Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you will find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town centre, primary and secondary schools, the University of the West of Scotland, local public transport links including Paisley Gilmour Street railway and bus station, Canal Street Station as well as access to the M8 motorway. There are many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre.

PROPERTY

Part Exchange available. We are delighted to introduce to the market this two bedroom semi-detached villa, formed over two levels which will make an ideal buy for a wide variety of people. The interior decoration is in need of some modernisation but the property itself is a home with spacious and flexible living accommodation.

In more detail, the property consists of a welcoming entrance that leads to the open plan aspect on this level and gives the property a real bright and airy feel. The lounge is flooded with natural light from the front facing window and also offers an interesting outlook. The breakfasting kitchen has a good range of wall and floor mounted units with a contemporary work surface. It has a host of integrated appliances and plumbed space for a free standing fridge, freezer, washing machine and dishwasher. An added bonus is the space provided for a breakfast/dining table and chairs. Access to the garden is from this zone via patio doors.

The upper level offers two bedrooms, both of which are further enhanced with built-in mirrored wardrobes, providing excellent storage space. A three-piece bathroom suite completes the upstairs accommodation. The property has well maintained gardens. The rear garden is fully enclosed and many a summer's evening will be spent here enjoying the peace and quiet. The property has gas central heating and double glazing, helping to ensure a warm, yet cost effective, living environment all year round.

LOUNGE & KITCHEN

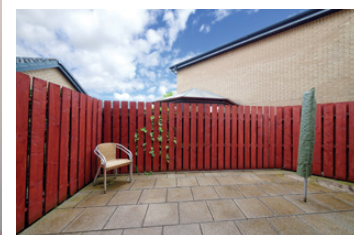


A TWO BEDROOM SEMI-DETACHED VILLA, TUCKED AWAY IN A POPULAR POCKET OF PAISLEY

BEDS & BATH



GARDEN PATIO



Floor Plan Dimensions Location

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.00m (9'10")
Kitchen	4.40m (14'5") x 2.80m (9'2")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bathroom	1.95m (6'5") x 1.80m (5'11")
Bedroom 2	2.70m (8'10") x 2.40m (7'10")

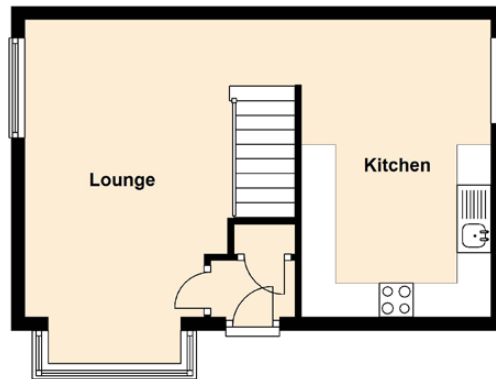
Gross internal floor area (m²) - 60 m²

EPC Rating - D

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

Ground Floor



First Floor

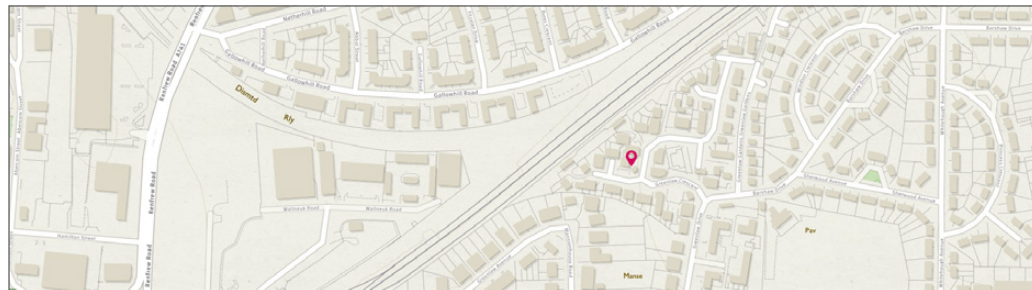
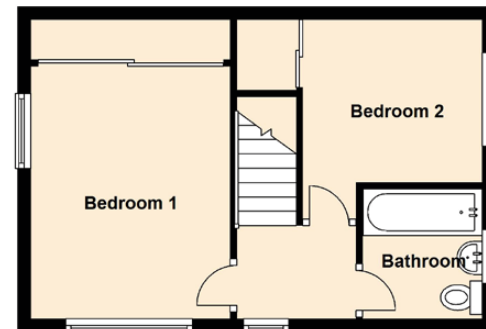


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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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